

CITY'S COPY 122/40

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT NO. 15446

Being a subdivision of all of Lot 9 and Lot 12 and a portion of Lot 10 and Lot 11 and a portion of Romney Street (formerly Short Street) vacated, of the McClaskey Tract, as shown per Map on file in Book 10 Page 36 and 37 of Maps, Records of Riverside County, California. Located in a portion of Section 25 and Section 36, T.2 S., R.6 W., S.B.M.

October 1980

ROBERT L. TAYLOR Civil Engineer
Riverside, California

Signature Omissions

Under the provisions of Section 66436 (c)(1) of the Subdivision Map Act, the following signatures have been omitted as they cannot ripen into fee.

1. An easement for irrigation purposes as reserved by Stearns Rancho Company and the Jurupa Land and Water Company, their successors or assigns, recorded 9/19/1889 in Book 104 page 322 of Deeds, Recs. of S.B. Co. and by Deeds recorded 3/2/1899 in Book 69 page 250, April 1902 in Book 142 page 101, 1/8/1906 in Book 216 page 4 and 7/24/1897 in Book 31 page 337 of Deeds, Records of Riverside County, California.
2. A blanket easement for pipeline purposes as reserved by Southern California Gas Company their successors or assigns, recorded 5/10/1979 as Inst. No. 95979 of Official Records of Riverside County, California.

Sheet 1 of 2 Sheets

FILED
on 8 OCT 1981
at 2:20 P M.

Donald D. Sullivan
COUNTY RECORDER
By: Debbie Amstutz
Deputy
Fee \$ 8.00
No. 190412
Filed by City Clerk
Sub'n G'ee First American Title Ins. Co.

Owners Certificate

We hereby certify that we are the owners of or have some right, title or interest in the land included within the subdivision shown on the annexed map that we are the only persons whose consent is necessary to pass clear title to said land; that we hereby consent to the making and filing of said map and subdivision as shown within the colored blue line, and further, we hereby Dedicate for Street and Public Utility Purposes Lots A through E inclusive; and further, we the Undersigned, our Successors and Assigns in interest hereby release and relinquish to the City of Riverside, a Municipal Corporation, all vehicular access rights appurtenant to Lots 1, 14, 15, 16, 17 and 18 on, over and across Jurupa Avenue adjoining said Lots, except at the 36' opening shown along Lots 16 and 17; and we further hereby Dedicate for construction and maintenance of Electrical Energy Distribution Facilities the easements designated as "20' x 35' P.U.E.", "20' x 20' P.U.E.", "15' x 20' P.U.E.", "15' P.U.E." and "5' x 40' P.U.E."

RIVERSIDE AIRPORT INDUSTRIAL PARK, a limited partnership
James L. Whitaker General Partner
Richard F. Crowell General Partner
FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, as Trustee.
James L. Whitaker President
Wynne A. By Asst. Secretary

Notary Acknowledgement

State of California } S.S.
County of Riverside }
On this 19 day of May, 1981, before me Bernard J. Felix a Notary Public in and for said County and State, personally appeared James L. Whitaker and Richard F. Crowell, known to me to be the General Partners of Riverside Airport Industrial Park, California Limited Partnership that executed the within instrument and acknowledged to me that such partnership executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.
WITNESS my hand and official seal: My Commission expires: 12-21-84

Bernard J. Felix
Notary Public in and for said County & State
My Commission Expires December 21, 1984
State of California } S.S.
County of Riverside }

On this 2 day of August, 1981, before me Bernard J. Felix a Notary Public in and for said County and State personally appeared James L. Whitaker and Richard F. Crowell, known to me to be the General Partners of Riverside Airport Industrial Park, California Limited Partnership that executed the within instrument and acknowledged to me that such partnership executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.
WITNESS my hand and official seal: My Commission expires: 12-21-84

Bernard J. Felix
Notary Public in and for said County & State
My Commission Expires December 21, 1984
State of California } S.S.
County of Riverside }

On this day of , 19 , before me , a Notary Public in and for said County and State personally appeared known to me to be the President, and known to me to be the Secretary of a California corporation, the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of said corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.
WITNESS my hand and official seal: My Commission expires:

Utilities Easement
The Arlington Mutual Water Co., Inc., as holder of the following described easement hereby consents to the making and filing of the annexed map; for Pipes or Conduits, Poles, Wires, Ditches, Canals, Rec. 2/13/1925 in Book 629, Page 218 of Deeds, Recs. of Riverside County, Calif.
By: ARLINGTON MUTUAL WATER CO., INC.
By:

City Engineer's Certificate

I hereby certify that I have examined the within map that the subdivision shown hereon is substantially the same as it appeared on the tentative map of Tract 15446 which was approved by the Riverside City Planning Commission at its meeting held 10/18/79 and any approved alterations thereof; that all provisions of the Subdivision Map Act (Division 2 of Title 7 of the California Government Code) and all of Title 18 of the Riverside Municipal Code, applicable at the time of the approval of the tentative map has been complied with; that I am satisfied that this map is technically correct; that the easements for sewers and drainage facilities shown on said Map have been approved; that the plans for drains, sewers and drainage works sufficient to protect all lots in said subdivision from flood have been approved; that a complete set of Plans covering all improvements has been filed with the Public Works Department and that the same have been checked and approved, and that all improvements have been completed in accord with approved Plans or that the Subdivider has entered into an agreement with City of Riverside covering completion of all improvements and specifying the time for completing the same.

Dated Sept. 30, 1981
ROBERT C. WALES, R.C.E. 18793
Director of Public Works
By: Robert C. Wales

Utilities Certificate

I hereby certify that the subdivider named on this map has deposited with the City of Riverside Public Utilities Department sufficient funds or made the required arrangements and provisions for the installation of water and electric facilities necessary to provide service to all parcels as shown on this map; and that all Public Utilities easements shown are sufficient for all requirements of the Electric and Water Divisions of the Department of Public Utilities of the City of Riverside.

Dated Aug 28 1981
EVERETT C. ROSS
Director of Public Utilities
By: Don Campbell for E. Ross

City Treasurer

I hereby certify that according to the records of this office as of this date, the real property shown on this map is not subject to any special assessments; bonds and/or liens which have not been paid in full. This certificate does not include any special assessments, the bonds of which have not become a lien upon said property.
Dated May 20 1981
H.E. BREWER
City Treasurer
By: H.E. Brewer

Soil Report

A Preliminary Soil Report was prepared on the 3rd day of October 1980 as required by the Health and Safety Code of California, Section 17953. By Kenneth G. Osborne & Assocs.

Utilities Easement

The City of Riverside being the owner of the following easement does hereby consent to the making and filing of the annexed map.
1. City of Riverside, successors to the Citizens Domestic Water Company, an easement for pipes, ditches, or flumes together with certain water rights set out in Deed Rec. 3/18/1926 in Book 663 page 591 of Deeds, Records of Riverside County, Calif.

Dated Aug 28 1981
EVERETT C. ROSS
Director of Public Utilities
By: Don Campbell for E. Ross

City Clerk's Certificate

Resolved: That this map consisting of two (2) sheets be, and the same is hereby accepted as the Final Map of Tract 15446 and the streets and the easements are hereby accepted as public streets and easements and the City Clerk is hereby authorized and directed to attest said Map by signing her name thereto as City Clerk of the City of Riverside, State of California and affix the Official Seal of said City thereto. I hereby certify that the foregoing Resolution was accepted by the Mayor and Council of the City of Riverside this 6th day of October, 1981.



ALICE A. HARE
City Clerk of the City of Riverside, California
By: Alice A. Hare

Tax Bond Certificate

I hereby certify that a bond in the sum of \$5,450.00 has been executed and filed with the Board of Supervisors of the County of Riverside, California, conditioned upon the payment of all taxes State, County, Municipal or Local, and all special assessments collected as taxes which at the time of filing of this map with the County Recorder are a lien against said property but not yet payable and said bond has been duly approved by said Board of Supervisors.

Dated: 9-1 1981
DONALD D. SULLIVAN
County Clerk and ex-officio
Clerk of the Board of Supervisors
By: Maryann Downes
Deputy

Tax Collector Certificate

I hereby certify that according to the records of this office, as of this date, there are no liens against the real property shown on the annexed map for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes now a lien but not yet payable, which are estimated to be \$5,450.00.

Dated: JULY 24 1981
DONNA BOUER BABCOCK
County Tax Collector
By: Catherine E. Rice
Deputy

Engineer's Certificate

I hereby certify that I am a Registered Civil Engineer of the State of California, and that this map consisting of two (2) sheets correctly represents a true and complete survey made under my supervision during Sept. 1980 that all monuments of the character and location shown hereon are in place or will be in place within one (1) year from the recording date of this map, and that said monuments are sufficient to enable the survey to be retraced.

Dated: 10/29 1980
By: Robert L. Taylor
ROBERT L. TAYLOR
R.C.E. 10470

M.B. 122/40

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Scale 1" = 100'

October 1980

ROBERT L. TAYLOR Civil Engineer
Riverside, California

Fd. 3" I.P. (in lieu of 2" I.P.), flush, filled w/conc. tagged SARD Co., Sta. 29 R.E. 70 per R.S. 16/52-55, except as most N'y cor. Lot 6, M.B. 10/37.
R.S. 16/52-55

Engineer's Notes

- Denotes monument found as noted.
- Denotes 1" I.P. tagged R.C.E. 10470 set flush unless otherwise noted.
- Set 1" I.P. flush, unless otherwise noted, w/plastic plug R.C.E. 10470 at all Lot corners and angle points in Lot lines.
- This Tract contains 21.21 acres.
- LLL Denotes restricted access rights.
- N.F.N.S. Denotes nothing found, nothing set.
- () Denotes record distance & bearing per M.B. 10/36-37.
- Basis of Bearings has been taken from the southline of Lot 12 as shown per map on file in Book 10 Pages 36 and 37 of Maps, Recs. of Riv. Co. as being N.80°01'00"E.
- J.F.D. FB. Denotes J.F. Davidson Field Book, Riverside, Calif.

M.B. 6/58-70

Fd. 2" I.P. w/ brass disc stamped City of Riverside up 0.5', accept. as angle point in NW'y of Lot 10, M.B. 10/37. No ref. Fd. 4" x 4" up 1.8' tagged L.S. 2602 next to 2" I.P., no ref.

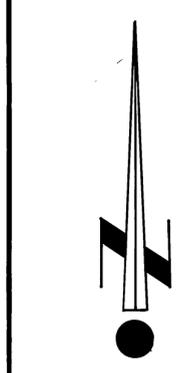
Fd. 4" x 4" stake, up 0.8', tagged Riv. City Surveyor, accept. as most N'y cor. Lot 11, M.B. 10/37. No ref.

S'y line of Pcl. 2 of Deed to the City of Riverside Rec. 12/1/80, Inst. 223710, O.R. Riv. Co.

S'y line of Pcl. 1 of Deed to the City of Riverside, Rec. 12/1/80, Inst. No. 223710, O.R., Riv. Co.

N.F.N.S. at angle point in NW'y line of Lot 11, M.B. 10/37.
Fd. 1" x 2" wd. stk., flush, no ref. N.86°36'37"W 0.58' of cor.

"Not A Part" MC CLASKEY TRACT M.B. 10/36-37



Fd. 3/4" I.P., dn. 0.3', tagged R.C.E. 862 per J.F.D. FB. 1054/158 N0°22'19"E 0.40' of S.W. cor. of Lot 12.

Fd. 3/4" I.P., dn. 0.3', tagged R.C.E. 862 per J.F.D. FB. 919/64, accept. as S.W. cor. of Lot 12 per M.B. 10/36-37.

Fd. 3/4" I.P., dn. 0.2', tagged R.C.E. 862 per J.F.D. FB. 919/64 accepted as S.E. cor. Inst. No. 40384 Rec. 2/28/79.

Fd. N & T, flush, w/partial cross ties no ref., no rec., accept. as intersection of S'y prolongation of east line of Inst. No. 40384 Rec. 2/28/79 and of Q. of Jurupa Ave.

Fd. 3/4" I.P., flush, per J.F.D. FB. 1054/158 accept. as S.W. cor. Lot 9, M.B. 10/37. (tag illegible)

Fd. 3/4" I.P., flush, tag illegible, per J.F.D. FB. 1054/158 accept. as S.E. cor. Lot 12, M.B. 10/37.

Fd. brass disc, stamped City of Riverside, dn. 10' in capped well in lieu of 1/4" I.P. per R.S. 38/4, accept. as intersection of Q. Jurupa Ave. with the East line Acorn St.

